

CITY OF LOWELL
BOARD OF ADJUSTMENT MEETING MINUTES
October 20, 2003 @ 6:30 PM

- A. Call to Order: The Lowell Board of Adjustment meeting was called to order by Chairman Mike Hook at 6:31 PM in the City Administration Building.
- B. Roll Call: Commissioners present and answered roll calls were: Darin Dickson, Paul Farris, Gene Graham, Mike Hook, Keith Williams Salena Wright-Brown & Mitchel Wright. A quorum was present. Also present were Mayor Biggers, Phil Swope, Assistant Chief Don Harkins, Secretary Kelly Kennedy and Eric Haussermann.
- C.

Public Hearing:

1. **Variance for NW AR Business Center, Lots 10 & 14 of Lowell Commercial Addition Parking Lot Doug Sperber (Owner) Jack Hales (Applicant) Erin Rushing, CEI (Representative) Variance for Sidewalks and for Landscaping Variance.**

Erin Rushing presented to the podium representing the owner & applicant Doug Sperber & Jack Hales respectively. Mr. Rushing stated that there was one variance for sidewalks for temporary parking lot on lot 10 of the NWA Business Center. He stated that due to the temporary nature the request was to build only the portion between the street and the proposed parking. They would like to put in the rest of the sidewalks when they finish putting buildings up on the site. The other variance is for landscaping, it is their position that it is the same situation, due to the temporary nature that they want to do the completion of the landscaping at the time of completion of development. He further states that this is the same project that came through about a year and a half ago, but due to the lapse in the one year Large Scale Development time line, it has lapsed, so they are again asking for the variance.

Chairman Hook asked if there were any questions comments from the audience for or against the variance. There were no responses from the public so Chairman Hook closed the floor for public comment and opened the subject matter up for discussion among the commissioners.

Commissioner Dickson asked if the parking lot currently exists.

Mr. Rushing stated that it was not, that is sits on the south side of the NW AR Business Center. There is a proposal for 172 spaces.

Commissioner Dickson questioned the time lapse and the expiration.

Mr. Rushing stated that it was brought through a year and a half ago when they were doing buildings 2 & 3. They were going to build that portion of the parking lot, they didn't decide to build it at that time and it was a year and a half, so they thought they would bring it back again for approval. Commissioner Dickson asked if there was already temporary parking there.

Mr. Rushing states that it is his belief that there is on the North side of building 1, but that he is not associated with that part of the project.

Commissioner Dickson asked how temporary the situation would be.

Mr. Rushing stated that until the tenants occupy the spaces, that it is the builders' intention to build the parking lot then the buildings around it, they would like to build the parking lot now, they've got some issues of overflow parking from buildings 2 & 3.

Commissioner Dickson asked if it was going to be a finished parking lot.

Mr. Rushing said that it was going to be asphalt from curb to gutter a finished parking lot, it would not be gravel.

Chairman Hook asked for any other comments or questions or concerns from any of the other commissioners. There were no other comments at that time. Chairman Hook invited a motion to be made.

Commissioner Dickson was then recognized. Prior to making a motion, he stated that he had an additional question. He asked if the variance was filed under one set of paperwork or if it was two. City Engineer Swope answered that it was just the one. Commissioner asked if it were two variances with one fee. Engineer Swope stated that he was correct.

Commissioner Dickson stated that he would make the motion to approve the variance as written..

Chairman Hook stated that there was a motion to accept the variance as written and asked for a second. Commissioner Williams seconded the motion. On roll call vote there were 7 ayes, 0 nays. The motion carried and will now go before the City Council.

D.

Adjourn: Chairman Hook closed the Board of Adjustment meeting at 6:36 pm.

APPROVED:

ATTEST:

Mike Hook, Chairman

Kelly Kennedy, Secretary